SUNNYSIDE NEIGHBORHOOD ASSOCIATION

The NEWS Sunnyside

SUNRAYS No. 6 151 SUMMER 1976

THE TREES ARE COMING

ken hoegger, editor

As I turned my vehicle onto the tree lined street, the reflections of the red blossomed New Zealand Christmas trees raced over the front hood of my car. As far as the horizon allowed, the trees stood like good soldiers barring the enemy freeway from my senses. I was harshly aroused from my daydream as one of the blisters on my hands popped.

The Sunnyside Neighborhood Association had just planted the first 20 of 140 trees along Circular Avenue between Havelock Street and Monterey Boulevard. The $8,500 for this project resulted from the SNA's successful appeal for 1975 Community Development Funds. 20 trees will be planted every Saturday until the project is completed. We need hole diggers, wheelbarrow operators carpenters, soil mixers, tree stack pounders, and sandwich makers. If you posess any of the above talents, please contact this editor for further information. (Ken Hoegger 586-7400)

When was the last time you can remember sore muscles and aching backs? If it was just last week, come again, you've been broken in. Don't let your neighbor ache alone, join the SNA tree planting brigade NOW!

THE TREES HAVE GONE

john bettencourt, president

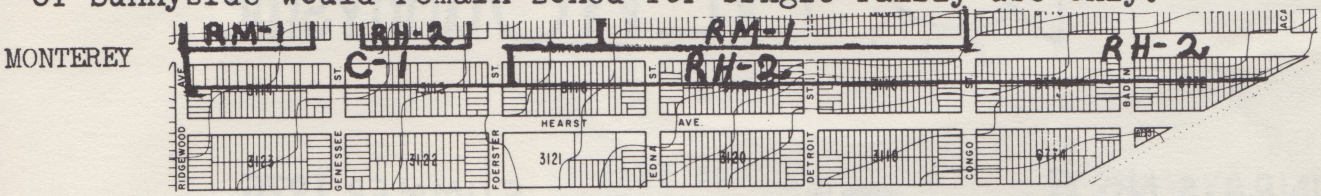
At our February 3rd meeting, the Pacifica contractor Rosario Occhipinti, attempted to solicit the support of the Sunnyside Neighborhood Association for a forty unit apartment complex on Monterey Boulevard. At that time, Mr. Occhipinti told us the Eucalyptus trees on the site were beyond saving and that the Department of City Planning required him to build at the sidewalk line, requiring removal of the trees. He exhibited architectual and landscape renderings of the buildings and grounds. As a result of this meeting, the Association sent a letter to the Department of City Planning asking that the project approval be contingent upon further review by City Planning and the Neighborhood Association. By April it was learned that the trees were healthy and worth saving as a community resource and the Department of City Planning requested the builder to explore alternatives which would save some of the trees. Mr. Occhipinti responded that it was impossible, the loss of units would reduce the economic feasibility of the project.

At our June meeting, the Association voted unanimously to save the trees. On June 10, the Planning Commission heard the arguments of the Department of City Planning, Mr. Occhipinti, and

—Continued on Page 3—

NEW ZONING ON MONTEREY?

The Department of City Planning has proposed new zoning regulations for many areas of San Francisco. Several zoning changes have been proposed for Monterey Boulevard as indicated on the diagram below. The residential areas of Sunnyside would remain zoned for single family use only.



RM-1: Owners will be allowed to build up to 3 units per 25x100 foot lot. Similar to existing R-3 zoning.

RH-2: Allows for a 2family dwelling per 25x100 foot lot. Similar to existing R-2 zoning except that the offstreet parking requirement would be eased. Side by side garage parking may be substituted with a tandem parking arrangement.

C-1 : Existing zoning symbol for commercial usage.

The major zoning change on Monterey will be RH-2 in place of R-3 along the southside of Monterey Boulevard from Foerster down to the freeway. The affects of this zoning change are twofold. The above mentioned section will retain its single family usage instead of large multiple usage which would have been possible under R-3 zoning. This will increase the likelihood of these dwellings remaining owner occupied instead of tenant occupied. RH-2 zoning also would legalize some currently illegal apartments known as "In-Law apartments", usually found in the garages of single family homes. Permits would be granted only if those apartments conformed to San Francisco Building Codes and offstreet parking was provided for each unit. The current regulations require side-by-side offstreet garage parking. This requirement would be eased by the allowing of one vehicle parked in back of another or also known as tandem parking.

This article has merely covered the zoning issue in generalities. The Department of City Planning will hold public hearings within the various sections of our city. Sunnyside's hearing is scheduled at Herbert Hoover Jr. High, 2290-14th Avenue, on Wedesday, August 11, 1976, at 7:30 pm..

NEW OFFICERS ELECTED jesse david wall, past president

At our July meeting, we elected officers for the coming year. All of the officers were elected by unanimous ballot. Our new President is John Bettencourt of 387 Joost Avenue, phone 585-4665. He has lived in San Francisco for 22 years, the last 3 years in Sunnyside. John served as our First Vice President last year. Our new First Vice President is Max Deleuse, a native San Franciscan who has lived in Sunnyside for the last 4 years. Max was our Second Vice President last year. New to the officer's line is Steve Balstad, who was elected to the office of Second Vice President. Welcome to the officer's line, Steve. We need you. The Office of Secretary was split between Phyllis Strain, who agreed to serve as Recording Secretary, and David Wall, who will be Corresponding Secretary. Phyllis has been long active in the association and Dave served as President last year. Louise Sandstrom was re-elected as Treasurer, having only served part of a term last year, and Ray Brosio was elected as Sgt. at Arms. Ray has also been named Chairman of the Traffic and Safty Committee by the association's executive committee.

This looks like a strong and active officer's list to me, and as out-going President, I wish them well.

THE TREES HAVE GONE continued

the Sunnyside Neighborhood representatives. The Commission voted 5 to 2 in favor of the trees being saved and the apartment complex being redesigned to be more in harmony with the single family homes in the surrounding area.

Neighbors were awakened to the sound of chain saws on June 21st and several people called the Department of City Planning. Kitt Herman and other staff members were soon on the scene and convinced the tree cutter to stop. However he returned several days later to finish his task.

Again Mr. Occhipinti, the Department of City Planning and SNA representatives presented their arguments. The Board ruled 4 to 1 in favor of the Planning Commission's ruling to save the trees and also redesign the building. The building permit is being withheld until plans incorporating a more harmonious design are submitted to City Planning.

As a result of a similar tree cutting incident in Pacific Heights, on July 20th the Supervisors committee on Planning and Urban Design met to hear the Department of City Planning's proposed ordinance "Protection of Trees". This ordinance would protect those trees with a 12 inch truck girth found on undeveloped private property from removal or damage. Opposition was heard from two Builder's Associations including one led by Mr. Occhipinti. Their arguments centered mainly on the restrictiveness of the ordinance, the added bureaucracy and the capriciousness and discriminatory actions of the Commission. No direct evidence of the charges were stated for the record. Seven speakers from various neighborhoods and a representative from the Mayors office spoke in favor of the ordinance. The tone of the arguments now turned to the effect of trees on the quality of life in a crowded urban setting and opposition to policies which continue to lead us to the asphalt jungle.

After determining that no new bureaucracy will be created, that reasonable growth was the intent, and that all channels of appeal to rulings would be available, Supervisors Pelosi, Von Beroldingen, and Tamaras unanimously approved the ordinance. It will be sent to the full board of Supervisors for approval with an

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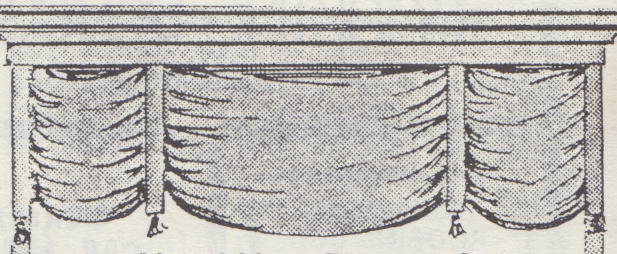
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amendment of a one year expiration so its application and effects can be studied.

But the trees are gone, along with some hoped for understanding and goodwill. The loss of the trees to some is the loss of a fifty year old landmark and a green space amid flat stucco fronts. To others, they were a nuisance which has been removed. For some the action was an assertion of property rights, to others an act of defiance. It may mean progress, profit and needed housing, or congestion and loss of residential character. We have won our chance to avoid such future confrontations by the passage of the Tree Ordinance by the full board of Supervisors. Opposition by builders and developers is already organized, so make your opinions as a property owner and resident known to the Supervisors by letter, phone, or attendance at meetings of the Sunnyside Neighborhood Association.

A BUS YARD IN OUR BACKYARD phyllis strain

"I hear you! I hear you!" as uttered by Muni's Curtis Greene, was the climax of more than two hours of confrontation by the district's citizenry. Residents and merchants alike, outraged by Municipal Railway's intention to locate a bus yard in the reservoir at Ocean and Phelan, faced the members of the Transportation Study Coordinating Committee with their angry opposition.

Prominent among those present at this May 20th meeting on the City College Campus were members of The Balboa Coalition to stop the Busyard, organized by SNA's recent president David Wall and chaired by Max Deleuse, then Sunnyside's Second Vice President. Over nine neighborhood associations were prepared to testify on behalf of the Coalition.

The sought-after result, a decision to abandon the reservoir as a busyard site-accomplished.

PREFERENTIAL PARKING-RELIEF THIS FALL!

It's a system whereby time limits for parking are posted in an area at the request of its residents. The residents will be eligible to purchase permit stickers each year that will exempt them from the posted time limitations.

On July 19, Sunnyside representatives enthusiastically witnessed the passage of the preferential ordinance by all ten supervisors.

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Details of the Preferential Parking ordinance:
1. A petition must be signed by a minimum of 250 dwelling units, or at least 50% of the dwelling units within a designated area.
2. Chief Administrative Officer undertakes a study of said area to be completed in 90 days.
3. If an area meets designation criteria a hearing is held to discuss boundaries and time limitations, etc..
4. CAO submits recommendations to Supervisors.
5. Permits are $ 10 per vehicle. Provisions are made for out-of-town visitors-up to 14 days
6. Fines for over-parking without a permit are $10.

It is not mandatory that all residents within a designated area purchase parking permits.

We need feedback on your feelings about this ordinance. Please help us to represent you. Call Pete or Phyllis Strain at 334-0826.

SNA CALENDAR

AUGUST 3rd	Town Meeting to discuss Preferential Parking.
SEPTEMBER 7th	Guest speaker from Inner Sunset Neighborhood Association. Discuss Preferential Parking.
OCTOBER 5th	Residents give City College Students ideas on how they can participate in a Neighborhood Beautification Program.

Monthly meetings are held on the first Tuesday of every month at 8:00, at Saint Finn Barr's Hall, located at Edna and Hearst.

Due to the importance of the issues discussed in this Newsletter, your editor has run out of space and is unable to include the historical series on the Conservatory by Thomas W. Malim. Our next issue will continue the series with "The Man Who Built The Conservatory".

HELP US DO YOUR FIGHTING FOR YOU!

Stand up and fight with a $5 bill in your fist. The SNA is the best purchase in town. Help fight inflation by mailing your $5 payable to Sunnyside Neighborhood Association. C/O Louise Sandstrom, Treasurer, 274 Staples, SF, 94112.

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ATTEND-AUGUST 11th

See "New Zoning on Monterey" pg 2

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